



PUBLIC MEETING

PROPOSED ZONING BY-LAW AMENDMENT & DRAFT PLAN

7723 Highway 89, Township of Adjala-Tosorontio

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January 11, 2022

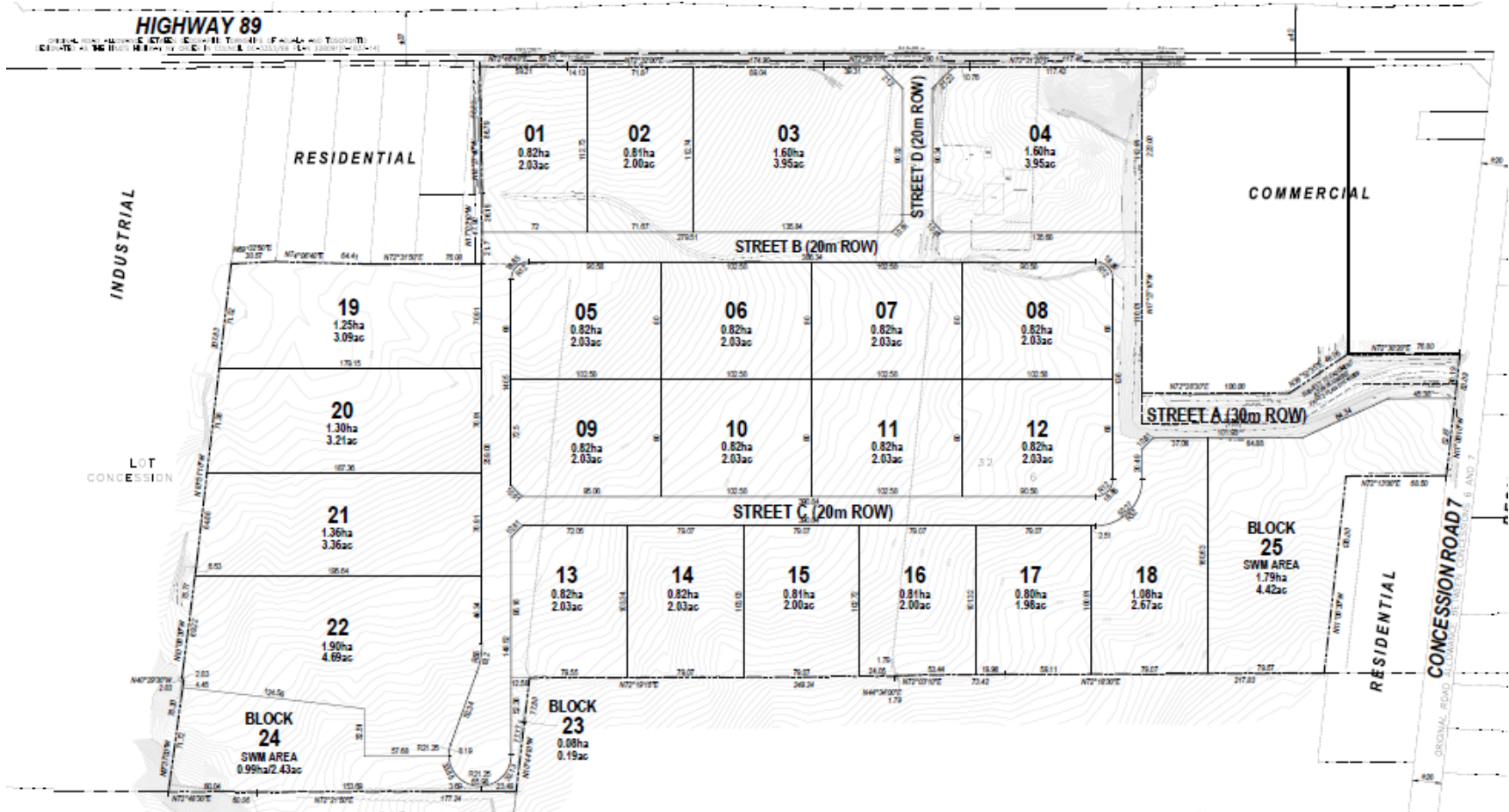
Site Location



Site Context



Proposed Draft Plan of Subdivision



Studies and Plans Completed

Reports Completed:

- Planning Justification Report
- Functional Servicing Report
- Stormwater Management Report
- Transportation Letter of Support
- D-5-4 & D-5-5 Investigation Report
- Stage 1-2 Archaeological Property Assessment


Plans Completed:

- Draft Plan of Subdivision

County Official Plan







LEGEND

-  Site Area
-  Settlements
-  Greenfields
-  Agricultural
-  Rural

Township Official Plan



LEGEND

	Site Area
	Employment Lands (Commercial /Industrial)
	Rural
	Agricultural






Permitted Uses:

- Primary – industrial, wholesale, office, service establishments
- Complementary/supportive – recreational facilities, restaurants/catering, day care, business related retail and highway commercial uses

Current Township Zoning



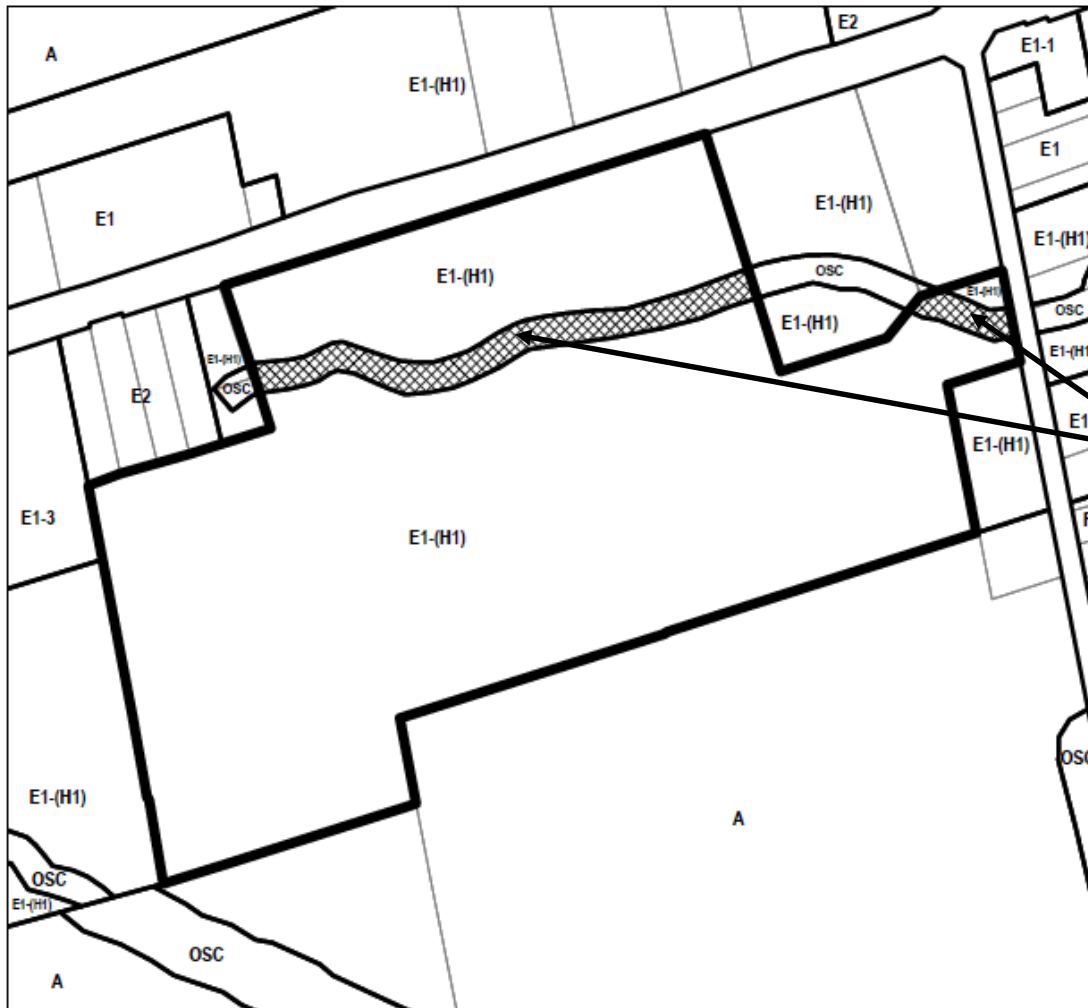
LEGEND

	Site Area		Employment Hold (E1-(H1)) Zone
	Employment (E1) Zone		Employment Hold (E2-(H1)) Zone
	Employment (E2) Zone		Open Space Conservation (OSC) Zone

Permitted Uses:

- Variety of Agricultural, Automotive, Building Trades, General Industrial and related uses

Proposed Zoning



Lands to be rezoned to Employment Hold (E1-(H1)) Zone

- Headwater Drainage Feature Assessment Completed

Summary

The application seeks to facilitate development of an Industrial/Commercial Draft Plan of Subdivision and implement the planned function of the Subject Lands.

Overall, the Application:

- Is consistent with the Provincial Policy Statement
- Conforms to the Growth Plan
- Conforms to the County Official Plan
- Conforms to the Township Official Plan
- Complies with the E1 Zone provisions in the Zoning By-law

The Proposed ZBA is appropriate given the conclusions of the technical work.

HIGHWAY 89

OFFICIAL ROAD MAP AND ZONING BY-LAW NO. 1000/2017
ENACTED BY THE BOARD OF COUNCIL ON 22-03-2017

